

Highgate Conservation Area Advisory Committee

Highgate CAAC objection to [HGY/2024/0189](#) for 112 Southwood Lane, N6 5SY

Replacement of existing uPVC, metal, and timber windows and doors with new matching white powder coated aluminium triple glazed windows and doors, alteration to the front elevation fenestration to accommodate a change to the location of the front entry door.

Highgate Conservation Area Advisory Committee objects very strongly indeed to application [HGY/2024/0189](#) for 112 Southwood Lane, London N6 5SY, in particular to the proposals to alter *“the front elevation fenestration to accommodate a change to the location of the front entry door”*.

Southwood House Estate, a triangle of residences close to Highgate Village, was designed by Harley Sherlock of the architectural practice Andrews, Emerson, Sherlock & Keable.



The estate is a well known, coherent example of the type of high quality mid 20th Century architecture which Highgate is known for, being lauded on numerous Modernist websites, and mentioned in Pevsner.

For instance: [Southwood House Estate | modern architecture london](#)

HCAAC and the Highgate Society jointly put forward to Haringey Council a list of proposed buildings to be included on the revised Local List, and this estate was high on the list of buildings we wished to be included. However, neither the updated Local List nor the revised Highgate Conservation Area Character Appraisal have yet been processed by Haringey Council.

The current (2013) Highgate Conservation Area Character Appraisal and Management Plan mentions the Southwood House Estate in several places, explicitly listing No 112 Southwood Lane as a positive contributor to the Highgate Conservation Area. The application site is therefore a protected Heritage Asset.

The HCA CA goes on to note that loss of architectural detail, poorly maintained facades and other poor alterations are negative contributors to this part of the Highgate Conservation Area. (See Annex 1.)

Highgate Conservation Area Advisory Committee believes very strongly indeed that moving the front door and other alterations proposed to the front elevation would result in damage to a protected heritage asset, to the detriment of the Highgate Conservation Area. These proposals should be refused.

Permitting such a change would also set a very unwelcome precedent for further detrimental alterations to heritage assets, destroying the coherence of what has, until now, been a very well managed estate, further to the detriment of Highgate CA.

Policies

The proposed alterations to the facade are also against numerous policies, for instance Highgate Neighbourhood Plan Policy DH2 and Haringey Development Management DPD (2017) Policy DM9: Management of the Historic Environment.

“Policy DH2: Development Proposals in Highgate’s Conservation Areas

Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate’s conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.

The Forum is especially supportive of requirements for applicants to submit a Design and Access statement demonstrating how a proposed development complements the character of the area. Applications which include plans and illustrations which accurately show the relationship with neighbouring properties to properly assess the impact on the streetscene are encouraged.

Original windows and doors are integral to Highgate's special character, and should be retained and repaired wherever possible. Replacements should match the originals in terms of materials, design and detail.

Original building materials, finishes and decorative details are essential to Highgate's special character and should be retained. All development requiring a Design and Access or Heritage statement should refer to Conservation Area Management Plans where relevant."

Haringey Development Management DPD (2017) Policy DM9: Management of the Historic Environment

"A Development that conserves and enhances the significance of a heritage asset and its setting will be supported.

B Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.

C When considering the impact of proposals on the historic environment, the Council will have regard to:

a The priority given to sustaining and enhancing the significance of a heritage asset and its setting;

b Character appraisals and management plans or other guidance, where they are available;

c The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;"

Similarly, Chapter 12 of the existing Highgate Conservation Area Character Appraisal and Management Plan, "Management Plan and Design Guide" says Haringey Council should require a DAS from all applicants (section 12.3.1), that original architectural detailing should be retained, and gives guidelines for what is acceptable by way of extensions and alterations of existing buildings. Section 12.3.15 onwards considers Doors and Windows.

We have no objection to increasing the energy efficiency of the house per se, for instance via triple glazed replacement windows, as long as they are genuinely like for like, as required by the above policies. The applicant should submit detailed drawings and illustrations to demonstrate that the replacement windows are indeed like for like.

However, the proposed replacement front door would be out of character. We would encourage the applicant to improve the energy performance of the existing door, where it is now, rather than replace or move it in such an unsympathetic and damaging way.

The use of opaque glass might also be out of keeping with the character of the Southwood House Estate.

Summary

The Southwood House Estate is a renowned, coherent example of high quality mid-20th Century architecture, and No 112 Southwood Lane is a positive contributor to the Highgate Conservation Area. Such protected heritage assets should be protected from unsympathetic alterations of the type proposed in this application. The proposed changes would be detrimental to Highgate Conservation Area and should be refused.

Annex 1

The Southwood House Estate occupies a triangular site bordered by three different streets and hence is considered in a number of sections of the Highgate Conservation Area Character Appraisal and Management Plan (2017).

No 112 Southwood Lane is shown in one of the photos and is listed as a positive contributor to the Highgate Conservation Area:

- 4.4.94 Beyond Bank Point House the brick wall along the pavement steps down as the hill descends further leading to the much commended mid 1950s estate of terraced houses by Harley Sherlock; built around the gardens of the 18th Century Southwood House, destroyed by fire in 1954 (discussed further under sub-area 3).



Modern terrace beyond Bank House, Southwood Lane

- 6.4.65 On the north side is no. 44-60, a terrace of modern houses forming, with 1-25 Hillside Gardens and 86-112 Southwood Lane, the Southwood House Estate was built in the grounds of the former Southwood House. Designed by Harley Sherlock of Andrews, Sherlock, Emmerson and Keable, the estate was built in 1958 and represented the largest development ever built in Highgate.

- 6.4.66 The estate consists of 43 contemporary terraced flat-roofed 2-storey houses, rising to 3 storeys in the upper part of Jackson's Lane built round attractive and well planted communal gardens. The houses are built of brick with flat roofs, with painted soft wood detailing in the two storey houses and brown stained wood in the three storey ones. Many of the original integral garages these have been converted into an additional room. Each house has off-street parking and front garages. The estate is well loved by its occupants and is recognised as being a good example of its architectural style.



60-56 Jacksons Lane

Southwood Lane

6.4.93 This is an old route linking Muswell Hill to Highgate Village. Until the mid 20th Century it contained large mansions in their own grounds.

6.4.94 In 1958-62 Southwood House on the eastern side was replaced by an estate of low terrace houses enclosing a communal garden. These houses are of purplish brick with a broken rhythm of mono-pitch roofs. The estate extends along Hillside Gardens and Jackson's Lane.

6.4.95 The raised pavement, with the succeeding old wall, on the eastern side and the bank of trees on the other side (within the Hillcrest grounds) frame an attractive view southwards towards the Village. The triangular development on the eastern side is set back from Southwood Lane with an access road fronted by a grass strip with trees. On the western side, gaps between the buildings allow views of the tall trees behind means that the bulk of the buildings does not appear overwhelming.

6.4.99 Nos. 86-112 form part of the Southwood House Estate described under Jackson's Lane. A distinctive feature of this row of houses is the raised grassed area between the access road and Southwood Lane. This is planted with mature trees and forms an attractive landscape feature.

6.4.72 Opposite the Victorian houses on the west side of Hillside Gardens is a terrace of small late 1950s houses which form part of the Southwood House Estate.

6.8 Positive Contributors

6.8.1 Most of the existing buildings contribute to the rich and varied Highgate urban townscape. Fine architectural details, boundary walls, gate piers, cast iron railings and gates, all form part of the character of the area and should be retained and re-instated where lost. In particular they include:

- **The Park:** All buildings in the street
- **Southwood Lane:** 123; 86-112 Southwood Mansions
- **Southwood Lawn Road:** 28-30 (even)
- **Bloomfield Road:** Nos. 2-4
- **Jackson's Lane:** Southwood House Estate (Nos. 44-60)
- **Southwood Avenue:** Nos 1-27 (south side)

6.9 Negative Contributors

6.9.1 The low quality public realm, empty retail units, loss of architectural details, replacement of original timber windows with uPVC, poorly maintained façades and satellite dishes to the front elevation detract from the character of the conservation area. Paving of front gardens for parking of vehicles, crossovers and wheelie bins stored in the front gardens and street frontages present an unkempt appearance. Some poor alterations such as large roof dormers, altered bay windows to the front, side extensions further detract from the area.